

AN ORDINANCE  
BY: ZONING COMMITTEE

U-06-28

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. Under the provisions of (Section 16-11.005 (1) (h), of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a Hotel is hereby approved. Said use is granted to **NATALA CORPORATION** and is to be located at **1150 838 Holly Street, N.W., 1800 Howell Mill Road, N.W., 1796 Howell Mill Road, N.W. and 1810 Howell Mill Road, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot: 152, 17<sup>th</sup> District, Fulton County, Georgia being more particularly described by the attached legal description and/or survey.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements", and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional site plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

## LEGAL DESCRIPTION

### Tract 1

All that tract or parcel of land lying and being in Land Lot 152, 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of Southern right-of-way line of Spring Grove Avenue (40' R/W) and the Westerly right-of-way line of Howell Mill Road (Variable R/W); THENCE proceed along said right-of-way line of Spring Grove Avenue North 84 degrees 58 minutes 5 seconds West for a distance of 160.49 feet to a 1/2" rebar found; THENCE proceed South 88 degrees 25 minutes 08 seconds West for a distance of 16.59 feet to an iron pin found, said point being the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING as thus established, leaving said right-of-way line of Spring Grove Avenue proceed South 32 degrees 32 minutes 18 seconds West for a distance of 221.02 feet to a 1/2" rebar found; THENCE proceed North 79 degrees 35 minutes 38 seconds West for a distance of 167.62 feet to a 1/2" rebar found on Easterly right-of-way line of Appletree Street (40' R/W); THENCE proceed along said right-of-way line North 12 degrees 16 minutes 21 seconds East for a distance of 184.06 feet to a 1/2" rebar found on the Southerly right-of-way line of Spring Grove Avenue; THENCE proceed along said right-of-way line South 84 degrees 26 minutes 27 seconds East for a distance of 245.77 feet to the TRUE POINT OF BEGINNING.

## LEGAL DESCRIPTION

### Tract 2

All that tract or parcel of land lying and being in Land Lot 152, 17th District, Fulton County, Georgia, and being more particularly described as follows:

Commencing at the intersection of Southern right-of-way line of Spring Grove Avenue (40' R/W) and the Westerly right-of-way line of Howell Mill Road (Variable R/W); THENCE proceed along said right-of-way line of Howell Mill Road South 28 degrees 37 minutes 17 seconds West for a distance of 102.41 feet to a R/W monument found; THENCE proceed South 22 degrees 29 minutes 09 seconds West for a distance of 142.87 feet to the TRUE POINT OF BEGINNING.

Thence from the TRUE POINT OF BEGINNING as thus established proceed South 22 degrees 29 minutes 09 seconds West for a distance of 51.60 feet to a point; THENCE leaving said right-of-way line proceed North 78 degrees 56 minutes 35 seconds West for a distance of 513.30 feet to a 1/2" rebar found; THENCE proceed North 10 degrees 59 minutes 45 seconds East for a distance of 50.58 feet to a 1/2" rebar found; THENCE proceed South 78 degrees 56 minutes 35 seconds East for a distance of 323.58 feet to the TRUE POINT OF BEGINNING.

## LEGAL DESCRIPTION

### TRACT 3

All that tract or parcel of land lying and being in Land Lots 152 and 153 of the 17th District, Fulton County, Georgia and being more particularly described as follows:

Beginning at the intersection of the westerly right of way of Howell Mill Road (right of way width varies) with the southerly right of way of Southbound I-75; thence from said Point of Beginning as thus established, proceeding along the westerly right of way of Howell Mill Road, South 17 Degrees 59 Minutes 12 Seconds West, a distance of 115.14 feet to a point; thence continuing along said right of way, South 20 Degrees 29 Minutes 53 Seconds West, a distance of 63.88 feet to a point; thence continuing along said right of way, following a clockwise curve with an arc distance of 85.34 feet, having a radius of 527.96, subtended by a chord bearing and distance of South 25 Degrees 07 Minutes 44 Seconds West, 85.24 feet to a point; thence continuing along said right of way, South 29 Degrees 45 Minutes 34 Seconds West, a distance of 53.87 feet to a 1/2 inch rebar set; thence leaving the westerly right of way of Howell Mill Road, along the northerly side of Spring Grove Avenue (Not Open), North 83 Degrees 41 Minutes 07 Seconds West, a distance of 161.80 feet to a point; thence along the easterly side of a 15 foot alley, North 24 Degrees 14 Minutes 24 Seconds East, a distance of 91.90 feet to a 1/2 inch rebar set; thence continuing along said alley, the following courses and distances, North 24 Degrees 02 Minutes 45 Seconds East, a distance of 96.20 feet to a point; thence North 25 Degrees 12 Minutes 48 Seconds East, a distance of 46.93 feet to a point; thence South 53 Degrees 06 Minutes 54 Seconds West, a distance of 31.48 feet to a point; thence South 24 Degrees 14 Minutes 24 Seconds West, a distance of 60.00 feet to a point; thence South 24 Degrees 23 Minutes 05 Seconds West, a distance of 149.77 feet to a 2 inch open top pipe found; thence North 83 Degrees 24 Minutes 17 Seconds West, a distance of 272.40 feet to a 1/2 inch rebar set; thence North 00 Degrees 54 Minutes 03 Seconds East, a distance of 107.96 feet to a point; thence North 01 Degrees 04 Minutes 24 Seconds East, a distance of 74.18 feet to a 1/2 inch rebar set; thence South 88 Degrees 48 Minutes 36 Seconds East, a distance of 4.15 feet to a 1/2 inch rebar set; thence North 00 Degrees 58 Minutes 08 Seconds East, a distance of 194.31 feet to a 1/2 inch rebar set; thence North 35 Degrees 17 Minutes 41 Seconds East, a distance of 61.00 feet to a 1/2 inch rebar set; thence North 05 Degrees 47 Minutes 51 Seconds West, a distance of 236.11 feet to a 1/2 inch open top pipe found; thence South 52 Degrees 30 Minutes 39 Seconds East, a distance of 321.76 feet to a 1/2 inch rebar set; thence South 34 Degrees 56 Minutes 21 Seconds West, a distance of 25.05 feet to a 1/2 inch rebar set; thence South 33 Degrees 24 Minutes 27 Seconds East, a distance of 40.85 feet to a 1/2 inch rebar found; thence South 58 Degrees 53 Minutes 25 Seconds East, a distance of 114.43 feet to a 1/2 inch rebar set; thence South 58 Degrees 46 Minutes 58 Seconds East, a distance of 214.76 feet to a 1/2 inch rebar set at the intersection of the westerly right of way of Howell Mill Road with the southerly right of way of Southbound I-75 being the Point of Beginning.